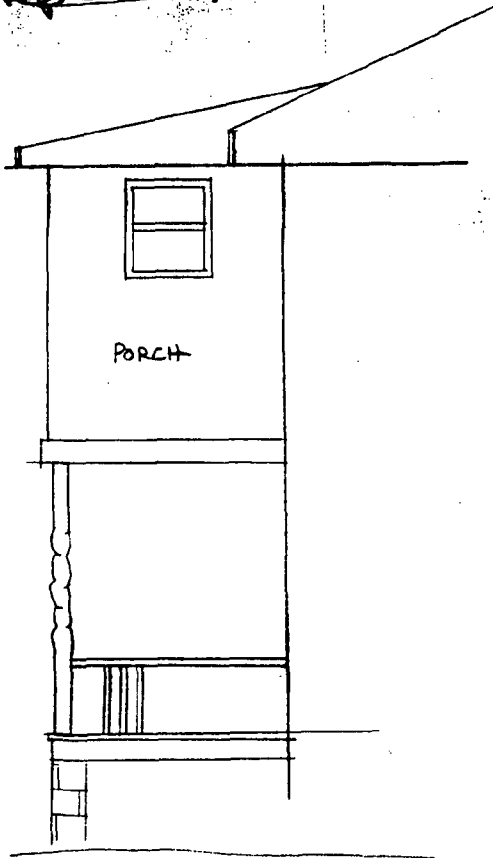


37/3-98CC 7119 Willow Avenue
(Takoma Park Historic District)

APPROVED
Montgomery County
Historic Preservation Commission

Don Kephart 6/24/98



SIDE ELEVATION



REAR ELEVATION

* NOTE:

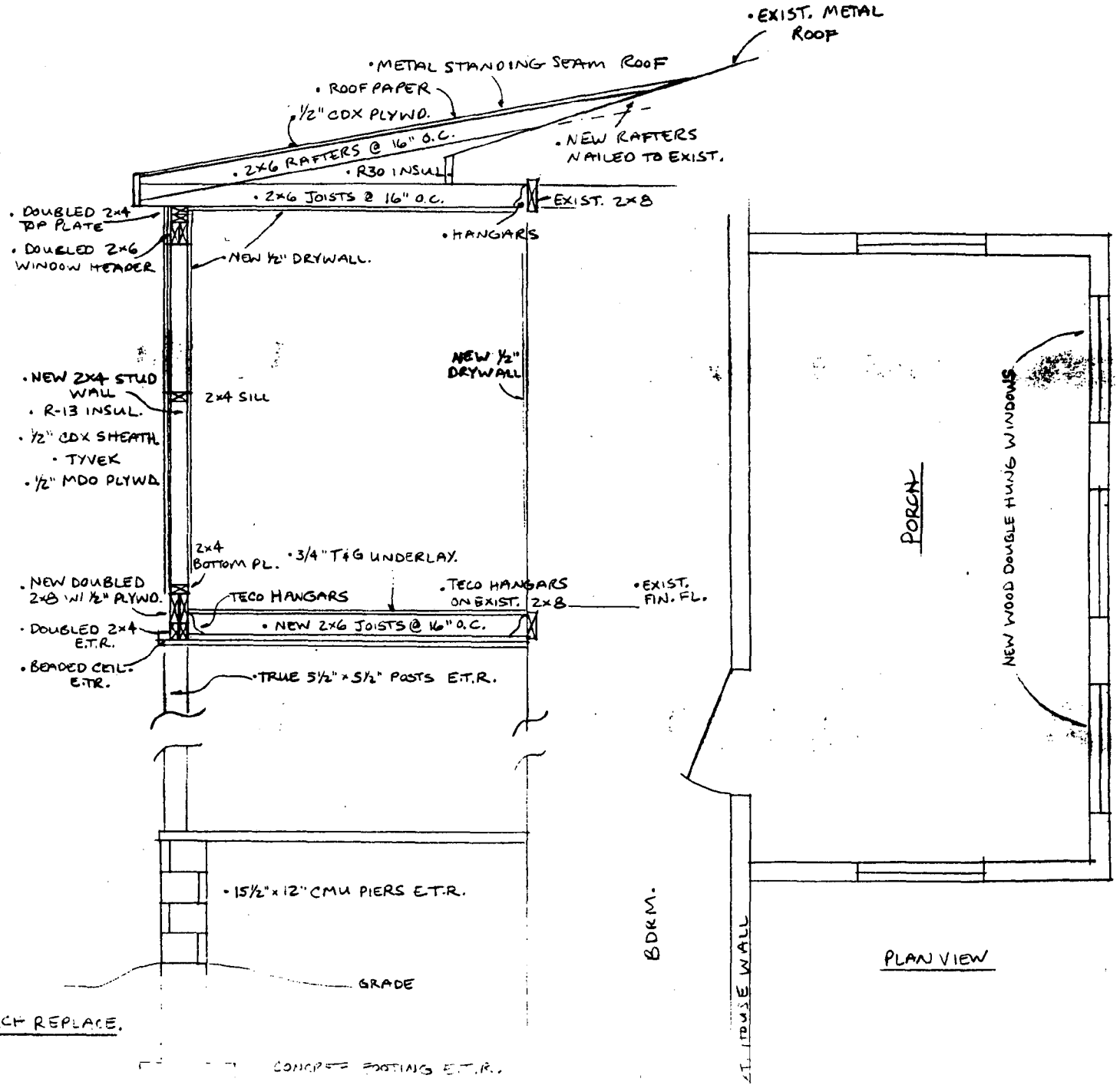
- PERMIT FOR EXACT REPLACEMENT OF REAR PORCH - 2ND F.
- 1ST FL. PORCH E.T. INC. ALL POSTS, PIERS & FOOTING.

panels to be included

BOUTIS - REAR PORCH REPLACEMENT
SCALE: 1/4" = 1'

APPROVED
 Montgomery County
 Historic Preservation Commission

6/26/98

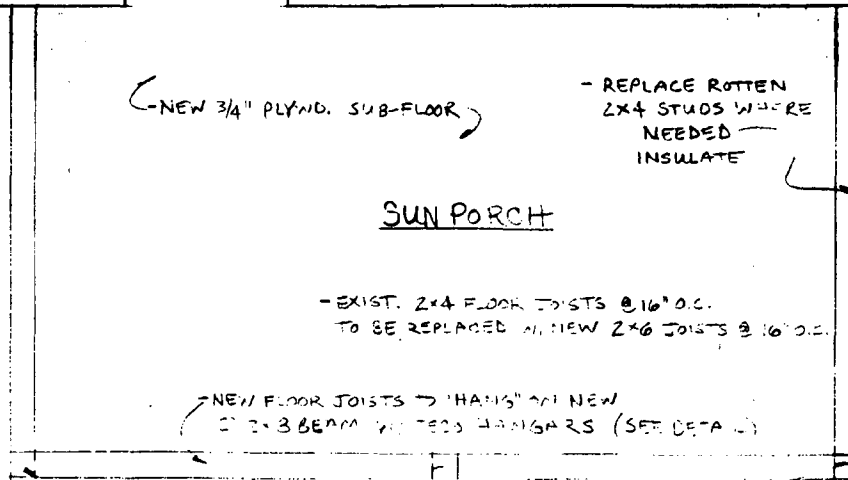
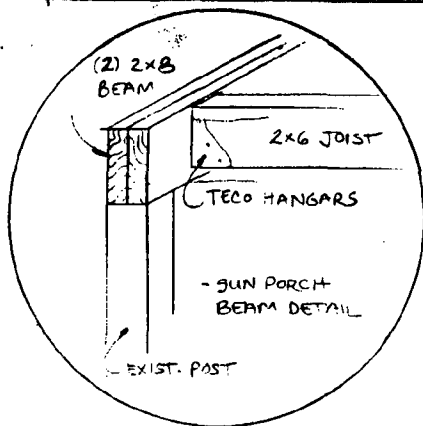
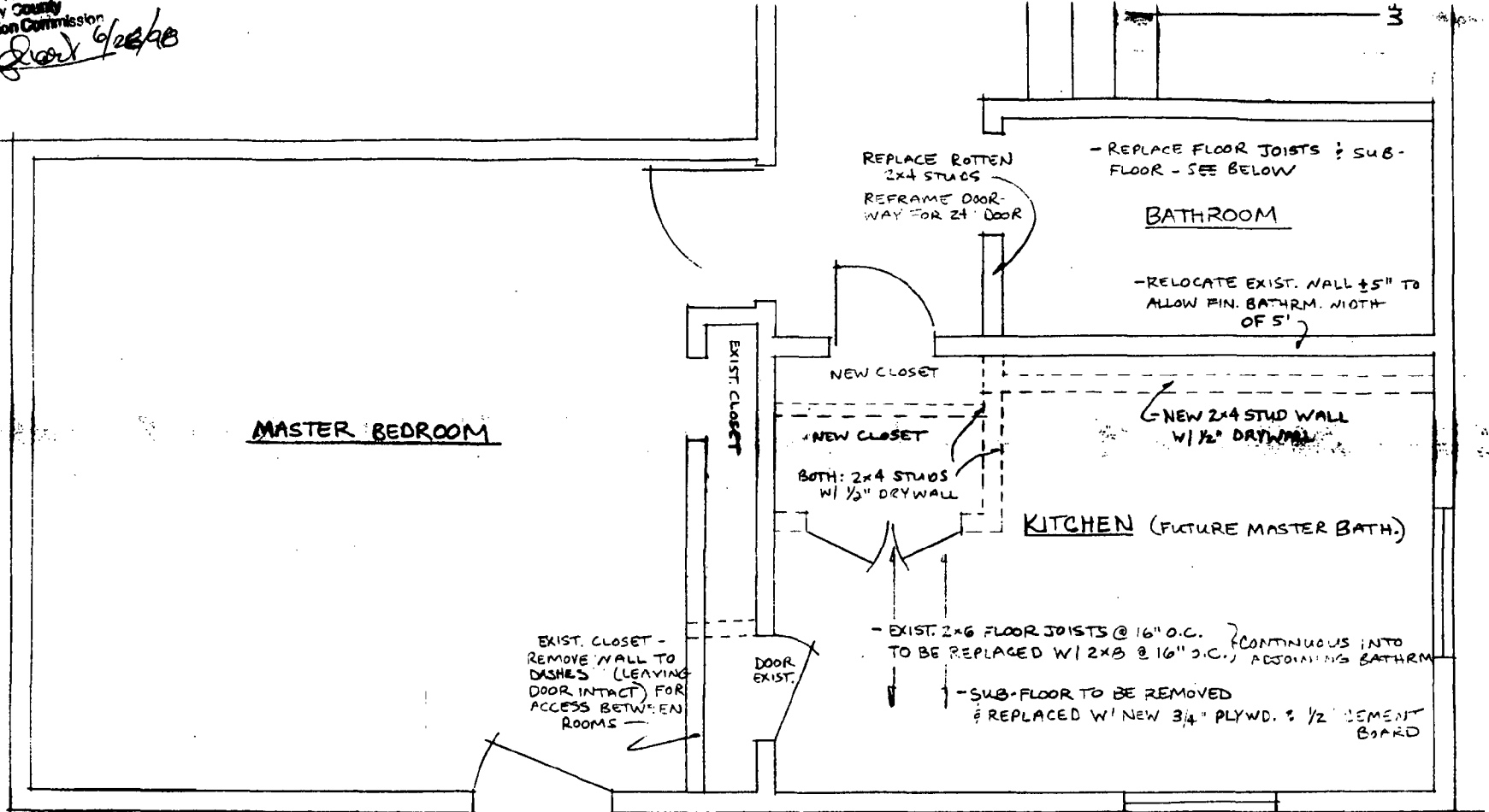


BOUNDS - REAR PORCH REPLACE.

SCALE 1/2" = 1'

CONCRETE FOOTINGS E.T.R.

ESOU Request 9/26/98



BOULTIS - SECOND FLOOR NEW & EXIST.
SCALE: 1/2" = 1'

5-12-98

MESSAGE

TO Robin

DAY 6/25 TIME 4:35 A.M.
P.M.

WHILE YOU WERE OUT
M Kathleen Boutis

OF _____
PHONE 301-587-8381

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTED TO SEE YOU	<input type="checkbox"/>	URGENT	<input type="checkbox"/>

Message: _____

A.

Compliments of:



8770 GEORGIA AVENUE
SILVER SPRING, MD 20910
(301) 588-3003
FAX: (301) 589-7065



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Date: 6/10/98

MEMORANDUM

TO: Robert Hubbard, Director Department of Permitting Services
FROM: Gwen Wright, Coordinator Historic Preservation
SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved Denied

X Approved with Conditions:

- (1) Replacement windows will be wood; either full-light windows or true-divided light fenestration; Snap-in grills will not be used.
(2) The original windows on the main block of the house will not be removed, subject to HPC review/approval @ some future date.
(3) applicant to provide permit set for HPC staff stamping prior to applying for a building permit with D.P.S.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Kathleen & Dick Bontis

Address: 7119 Willow Avenue, Takoma Park MD 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RE TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: KATHLEEN BOUTIS

Daytime Phone No.: 301/587-8381

Tax Account No.: 13-25-1077817

Name of Property Owner: KATHLEEN & NICK BOUTIS Daytime Phone No.: 301/587-8381

Address: 406 DORR AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: TOM JAWORSKI - IP CONSTRUCTION Phone No.: 301/365-0909

Contractor Registration No.: MHIC LICENSE #29144

Agent for Owner: SELF Daytime Phone No.: 301/587-8381

LOCATION OF BUILDING/PREMISE

House Number: 7119 Street: WILLOW AVE.

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVENUE

Lot: 8 Block: 6 Subdivision: LIPSCOMB & EARNEST TRUSTEES ADDITION TO TAKOMA PARK

Liber: 3042 Folio: 279 Parcel: PLAT BOOK 1, PLAT 46

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Sunporch

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

K.R. Krehbel Boutis
Signature of owner or authorized agent

5-20-98
Date

Approved: X w/ Conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 6/10/98

Application/Permit No.: 9805200090 Date Filed: 5-20-98 Date Issued: _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 6/10/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *GW*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

* When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7119 Willow Avenue Meeting Date: 6/10/98
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-98~~8~~ ~~8~~ ~~8~~ CC Tax Credit: No
Public Notice: 5/27/98 Report Date: 6/3/98
Applicant: Kathleen & Nick Boutis Staff: Robin D. Ziek
PROPOSAL: Restructure rear porch RECOMMENDATIONS: APPROVAL
w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Takoma Park Historic District
STYLE: Four Square/Colonial Revival
DATE: C1910s

37/3-98^r The applicant came before the HPC on April 22, 1998, for several items including the replacement of the existing rear second-story porch windows. After having received HPC approval, the applicant proceeded ahead with their project and discovered that there was substantial structural deterioration on the rear porch. While this work is considered maintenance and does not require HPC approval (and qualifies for the county tax credit program), the enlarged scope of the work provided an opportunity to reconsider the actual design of the second-story enclosed porch. This new application reflects this reconsideration, with the resulting proposed changes to the porch.

PROPOSAL

The applicant proposes to rebuild the existing second-story porch due to its deteriorated condition. The reconstructed rear porch room would match the existing in terms of massing; i.e., the footprint and the volume would remain unchanged. The new porch windows would be a standard double-hung wood window, with insulated glass. There would be three windows facing the rear yard, and one window on each side elevation for a total of 5 windows. The porch would be sided with exterior-grade plywood, installed with battens according to the window configuration.

The applicant is withdrawing, at this time, that portion of their HAWP application which refers to the replacement of original windows on the main block of the house. (See Circle 5.)

(1)

STAFF DISCUSSION

The proposed alteration is consistent with the resource - both the dwelling and the historic district. The alterations to the second-story porch involve non-original material which has deteriorated due to extensive termite damage. The HPC had already approved the replacement of the existing porch windows with new windows of a similar shape (4/22/98). The proposed new windows are more similar to the original windows on the house in terms of size and form.

The Takoma Park Guidelines for Contributing Resources note that the design review *emphasis* will be restricted to changes that are at all visible from the public right-of-way. This rear porch is not readily visible from the street as it is inset from the main block of the house.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

CONDITIONS:

1. The replacement windows will be wood. They will either be full-light windows, or true-divided light (TDL), or simulated TDL windows. Snap-in grills will not be utilized.
2. The original windows on the main block of the house will not be removed, subject to HPC review/approval at some future date.
3. The applicant will provide the permit set of drawings to HPC staff for review and stamping prior to applying for the building permit with DPS.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

②

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: KATHLEEN BOUTIS

Daytime Phone No.: 301/587-8381

Tax Account No.: 13-25-1077817

Name of Property Owner: KATHLEEN & NICK BOUTIS Daytime Phone No.: 301/587-8381

Address: 406 DONGER AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: TOM JAWORSKI - IP CONSTRUCTION Phone No.: 301/365-0909

Contractor Registration No.: MHIC LICENSE #29144

Agent for Owner: SELF Daytime Phone No.: 301/587-8381

LOCATION OF BUILDING/PREMISE

House Number: 7119 Street: WILLOW AVE.

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVENUE

Lot: 8 Block: 6 Subdivision: LIPSCOMB & EARNEST TRUSTEES ADDITION TO TAKOMA PARK

Liber: 3042 Folio: 279 Parcel: PLAT BOOK 1, PLAT 46

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|--|---|
| <p>1A. CHECK ALL APPLICABLE:</p> <p><input type="checkbox"/> Construct <input type="checkbox"/> Extend <input checked="" type="checkbox"/> Alter/Renovate</p> <p><input type="checkbox"/> Move <input type="checkbox"/> Install <input type="checkbox"/> Wreck/Raze</p> <p><input type="checkbox"/> Revision <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Revocable</p> | <p>CHECK ALL APPLICABLE:</p> <p><input type="checkbox"/> A/C <input type="checkbox"/> Slab <input type="checkbox"/> Room Addition <input type="checkbox"/> Porch <input type="checkbox"/> Deck <input type="checkbox"/> Shed</p> <p><input type="checkbox"/> Solar <input type="checkbox"/> Fireplace <input type="checkbox"/> Woodburning Stove <input type="checkbox"/> Single Family</p> <p><input type="checkbox"/> Fence/Wall (complete Section 4) <input checked="" type="checkbox"/> Other: <u>Sunporch</u></p> |
|--|---|

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

K.R. Kathleen Boutis
Signature of owner or authorized agent

5-20-98
Date

3

Approved: _____ For Chairperson, Historic Preservation Commission

Next-door neighbors:

R. Elsner
7117 Willow Ave
301-270-4775

Pierre Perrolle
7121 Willow Ave
301-891-1291

Across street:

A.B. Larson
7116 Willow Ave
301-270 9258

James Mahoney
7118 Willow Ave
301-891-2983

Michael Mayer
7120 Willow Ave
301-270-6083

Abutting backyard:

Brian Caudill
7014 Carroll Ave
301-270-6146

Thomas Everly
7018 Carroll Ave
301-270-2202

June 2, 1998

Nikos and Kathleen Krehbiel Boutis
406 Domer Ave.
Takoma Park, MD 20912

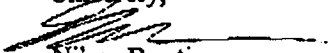
Robin Zeik
Montgomery County Historical Commission
Rockville, MD

Dear Robin,

Per our conversation regarding our historical permit application for 7119 Willow Ave in Takoma Park, my wife and I would like to delete that portion of the application that pertains to replacing original windows. At this point in time, we have no further plans to replace windows, and will instead pursue other options.



Sincerely,


Nikos Boutis

5

**Historic Work Permit Proposal submitted for property at:
7119 Willow Ave
Takoma Park, MD 20912**

Owners: Kathleen and Nick Boutis

Written Description and Materials

The purpose of the proposed alterations is two-fold: repair extensive rot and termite damage to rear, second floor porch, and to increase soundproofing on the two sides of the house that face nearby Carroll Ave, by installing new sashes in the existing window openings.

The joists, roof, and siding of the rear, second floor porch have suffered extensive termite damage and rot, and are not safe or weatherproof in their current condition. See attached photographs and note from our contractor, Tom Jaworski. Additionally, as was noted in a previous historic work permit application (Case 37/3-98T) The windows of the porch are in poor condition and are not workable. To repair the porch, we propose the following: remove rotted siding, flooring, joists, and roof. Reframe floor using 2x6 joists. Frame the walls using 2x4 wood studs and insulate throughout. Sheath the exterior with framed 3/4" exterior-grade plywood. See proposed sketch. Replace windows with five standard size windows: three facing the rear, and one on each side. Windows will be full-light, double paned, Low-E glazed, argon filled wood windows. Exterior will be painted to match rest of house. Interior to be finished with 1/2" drywall and painted.

Owners request to replace window sashes on the right side (from street) and rear of the house primarily to shield ourselves from noise pollution. Currently, traffic on Carroll Ave, half a block away, and even neighbors conversing next door, can be readily heard inside the house. Our research has indicated, as noted by the Lawrence Berkeley Laboratory, Center for Building Science, that the combination of low emittance coatings and inert gas between window panes produces better sound-deadening properties than arrangements that do not make use of these innovations. By way of replacing sashes, owners propose to install wood, double-paned, argon-filled Low-E glazed window sashes in the four window openings that face the rear, and also the four window openings that face the right. All trim, where sound, will be left intact. The four windows that face the rear of the house are not at all visible from the public right of way. The windows on the right side of the house are only indirectly visible from the public right of way. Windows that directly front the public right of way will not be altered. New sashes will be double-hung, full-light, designed to fill the existing openings, and match

Deleted by applicant request 6/2/98

appearance of existing sashes as closely as possible. Installed sashes will be painted to match exterior. □

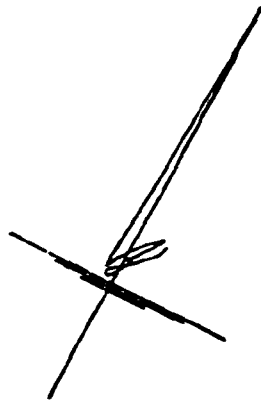
CONSUMER INFORMATION NOTES.

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

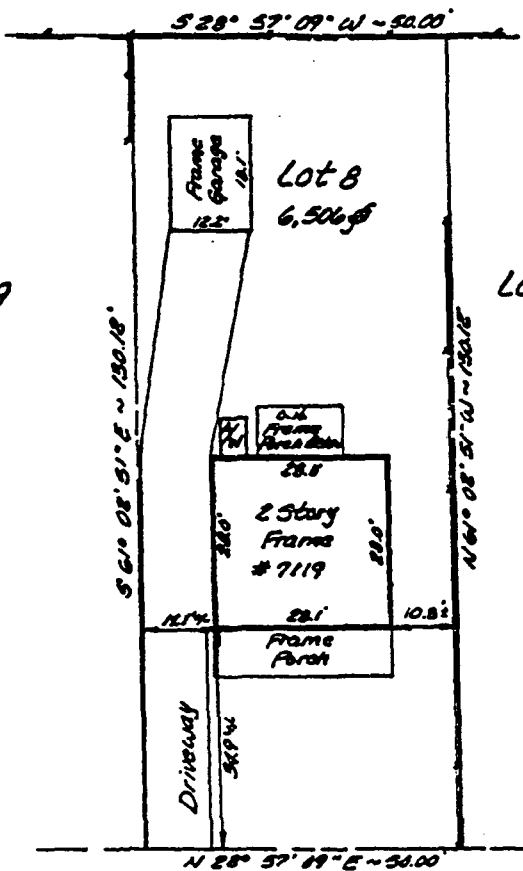
Notes

Flood zone "C" per H.U.D. panel No. 0200C

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.



Lot 9



Lot 7

LOCATION DRAWING

LOT 8 BLOCK 6

OSCOMB AND EARNEST TRUSTEES

ADDITION TO TAKOMA PARK

ONTGOMERY COUNTY, MARYLAND

WILLOW AVENUE

50' R/W

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED UPON THE RESULTS OF A FIELD INSPECTION ACCORDANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED ON MEASUREMENTS FROM PROPERTY MARKERS FOUND AND NO EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Forti
 LAND AND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAT BK. 1
 PLAT NO. 46

LIBER
 FOLIO



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 218
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1"=50'

WALL CHECK:

DRAWN BY: P08

HSE. LOC.: 3-27-98

JOB NO.: 98-900

Contract

TOMASZ JAWORSKI

DATE: May 20, 19 98

TIA IP CONSTRUCTION

PHONE: (301) 365-0909 ♦ FAX: (301) 365-7979 ♦ MHIC License #29144 ♦ Licensed in DC
10012 WOODHILL ROAD, BETHESDA, MARYLAND 20817

We herewith submit a CONTRACT for materials and labor to be supplied at the sole request and order of:

NAME <u>Kathleen Boutis</u>	HOME PHONE <u>(301) 587-8381</u>	OFFICE PHONE
STREET <u>7119 Willow Ave</u>	JOB NAME <u>New residence</u>	
CITY, STATE, ZIP CODE <u>Takoma Park MD 20912</u>	JOB LOCATION <u>same</u>	
ARCHITECT	DATE OF PLAN	JOB PHONE <u>n/a</u>

hereinafter referred to as owner, for work to be performed at premises set forth above, according to the following terms and specifications:

To replace rot and termite damage in sun room over back porch!

- 1) floor (75%)
- 2) walls (all)
- 3) ceiling + roof (50%)

\$ 3,600.00

Note: Above work requires additional work: insulation, drywall, electric, windows + roofing material which are not included in above price

We will furnish material and labor—complete in accordance with above specifications for the sum of:

Three thousand six hundred dollars (\$ 3,600.00)

Payment to be made as follows:

1/3 down, rest upon completion

All material is guaranteed to be as specified and to carry manufacturer's warranty. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over the above agreed amount. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Agreements made with mechanics or subcontractors on the job are not recognized. No statement, arrangement or understanding, expressed or implied not contained herein will not be recognized.

THE RIGHT TO RESCISSION: The homeowner can cancel this contract until midnight at the end of 72 hours. No work will be started until the end of 72 hours.

Work to be started on or before

May 25, 19 98

and be substantially completed on or before

July 1, 19 98

D.C. Sales

Lic. No.

Contractor

Lic. No.

Authorized Signature

Tomasz Jaworski

NOTE: This contract may be withdrawn by us if not accepted within _____ days

...DON'T SIGN IN BLANK. HOMEOWNER IS ENTITLED TO COPY OF THE CONTRACT AT THE TIME OF AFFIXING SIGNATURE.

Acceptance of Contract — The foregoing terms, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. The owner upon signing this agreement represents and warrants that he is the owner of the aforesaid premises and that he has read this agreement.

Date

Contractor

Owner

9



BOUTES

EXISTING SUNPORCH

(shown w/ approved screened in
porch below)

10



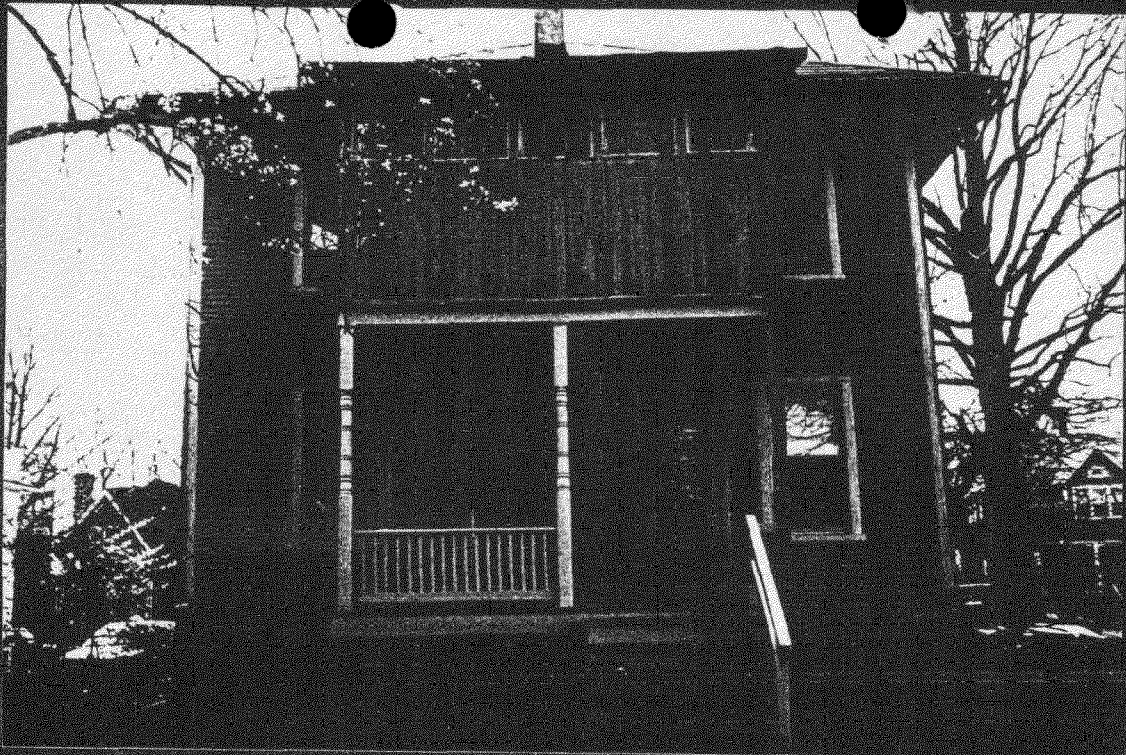
REPLACE
ROTTEN
PORCH FLOOR
&
WALLS;
ADD
WINDOWS

PROPOSED
BOUNTIS REAR ELEVATION

PROPOSED

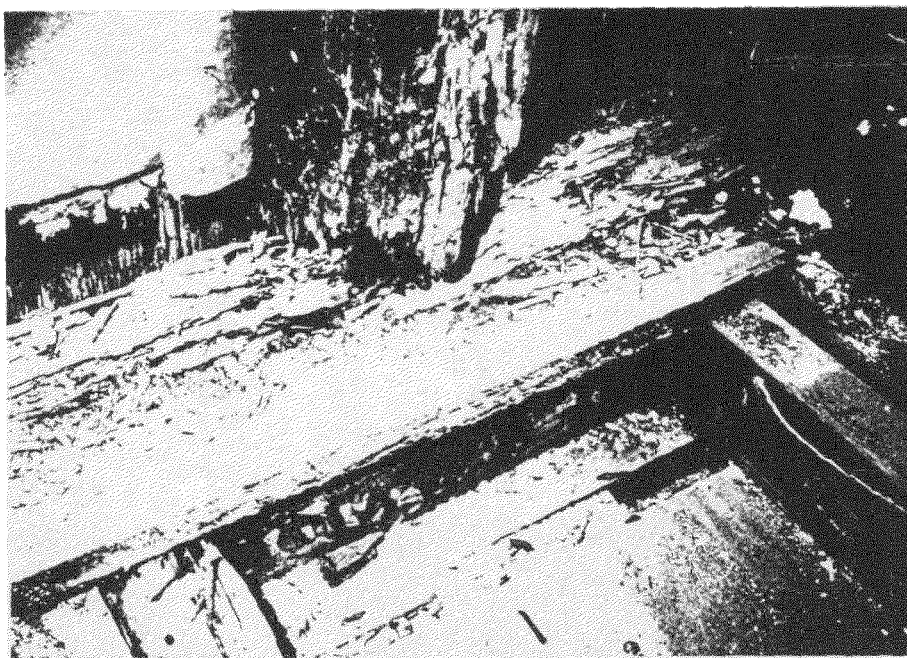
11





12

TERMITE & WATER DAMAGE TO SUNPORCH
7119 WILLOW AVENUE
TAKOMA PARK, MD





TERPITE; WATER DAMAGE TO SUPPCH
7119 WILLOW AVENUE
TAYLOR PARK, MD

BOUTIS

6/2/

Photographs

Drawings

Data to support ~~the~~ assertion

Compare good storm window w/
Low-e glass. DATA

~~→ Ask them if they want to pull
that part to go ahead
w/ the rear porch~~

The application was incomplete - Needed
more information to ask for consideration
of removing the windows.